



Town of Groton - Public Works

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Public Works
Administration
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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, June 29, 2006

7:00 PM

Town Hall Annex - Community Room 1

Special Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange and Richard Monteiro
Members Absent: Robert Morrison, David Russell and John Webster

Staff: Gary Schneider, Director of Public Works, Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Building & Grounds and Colleen Quattromani, Recorder.

Gilbane Building Company: Steven Konochik, Vice President, Peter Manning, Project Executive and Peter Scalora, Project Manager.

JCJ Architecture: Scott Celella, Principal, Greg Smolley, Principal, and Jeff Beatrice, Associate.

Also present: Catherine Kolnaski, Town Councilor and David Miner, RTM Representative.

The meeting was called to order at 7:05 PM.

2. APPROVAL OF MINUTES

a) June 15, 2006

A motion was made by Mr. Monteiro and seconded by Mr. LaFrance to accept the meeting minutes of June 15, 2006 as written. The motion passed unanimously.

3. DISCUSSION OF BID RESULTS - SCHOOL BUILDING PROJECT

Mr. Norris began the discussion on the bid results for the School Building Project telling the PSBC that 250 to 300 bid packages had been received for the Catherine Kolnaski and Northeast Academy Elementary School projects at the bid opening on Wednesday June 28th. He was encouraged by the results and said that based on initial review of raw data the two projects are within acceptable budget limits to proceed.

Mr. Scalora, Senior Project Manager for Gilbane Building Company took over the discussion handing out a spreadsheet for each of the Elementary School projects by bid package. The Committee was told that many bidders took advantage of the multi project deduct award. The current draft budget for Northeast Academy project shows the project under budget, however the figure does not include two highly desired add alternates. Gilbane is also checking the material specified in the bid package for the epoxy floor and will check all the bids for discrepancies.

Mr. Manning, Project Executive, said that Gilbane would be working further to firm up values but that so far the bid results had come in where Gilbane's estimator, Mr. Adamowicz predicted.

The current draft bid and budget comparison for the Catherine Kolnaski project shows the project within acceptable budget variance. Factoring in the project schedule in the site construction bid package to make up time to be ready for the concrete package may have driven costs up. This package is also sensitive to fuel costs. Mr. Manning said that none of the contingency for the Kolnaski project has been used yet and that Gilbane is using strategies to get the project costs

where they need to be. Gilbane will also be soliciting cost saving ideas from contractors during the scope review for the bid packages.

In further updates to the PSBC, Mr. Norris said he should have a contract signed by the end of next week for the High School temporary parking lot site work. Next week he will also work on assembling the documents for the old Freeman Hathaway abatement contract and will hold a preconstruction meeting with Manafort Bros. for Fitch High School early site work.

The Committee by consensus agreed that the budget/estimate variances were close enough to proceed with the elementary school projects.

4. OTHER

The regular scheduled meeting for the PSBC of July 6, 2006 has been cancelled. A special meeting will be held on Tuesday, July 11th. The meeting will be held at the Board of Education Administration Bldg in Room 19 at 6:00 PM.

5. ADJOURNMENT

The meeting was adjourned at 8:50 PM